



**TOMASY
PLANNING** PTY
LTD

Suite 1, Level 1
1073 Pittwater Road, Collaroy, NSW 2097
E: tia@tomasy.com.au P: 02 8456 4712

Statement of Environmental Effects



Source: Google Maps 2021

Internal fit of Level 3 of the exiting office building used for Device Technologies.

**1 Garigal Road,
Belrose NSW 2085
Lot 20 in Deposited Plan 1236268
Northern Beaches Council
May 2021**

Document Information

Prepared by: Tomasy Pty. Ltd.
Author: Tia Mills/Denis Smith
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Contact Information

Tomasy Pty. Ltd.
Suite 1 Level 1
1073 Pittwater Road,
Collaroy NSW 2073

Telephone: +61 8456 4754
Mobile: +61 400 777 115

Document Control

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DEVELOPMENT DOCUMENTATION:

The accompanying documentation submitted as part of the development application is as follows:

Document:	Author:
Statement of Environmental Effects	Tomasy Planning
Architectural Plans	Maxam & Co
BCA Compliance Assessment Report	Murrow Consulting

1. INTRODUCTION

Tomasy Planning has been engaged to prepare a Statement of Environmental Effects on behalf of the C2C Global, to accompany a Development Application for internal alterations to level 3 of an existing office premises relating to Device Technologies at no. 1 Garigal Road, Belrose. This Statement of Environmental Effects is to be read in conjunction with the associated documentation as listed on page 4 of this document.

In preparing this document, consideration has been given to the following legislative planning requirements including:

- *Environmental Planning and Assessment Act, 1979* (as amended);
- Environmental Planning and Regulation 2000;
- Warringah Local Environmental Plan 2011 (Warringah LEP2011);
- Warringah Development Control Plan 2011 (Warringah DCP2011).

The development involves internal works to an existing building. The development will have no adverse impacts on the built or natural environment and is supportable from a social, economic, and planning perspective. The proposal is supported by a BCA Compliance Assessment Report prepared by Murrow Consulting.

This Statement of Environmental Effects describes the proposed development, having regard to the Provisions of Section 4.15 of the *Environmental Planning and Assessment Act, 1979*, and closely examines the potential environmental impacts and the relevant sections of the Act, State Policies and relevant requirements of Warringah Local Environmental Plan 2011 and Development Control Plan 2011. In considering the above, the proposed development warrants approval from Northern Beaches Council.

2. PRE-DEVELOPMENT APPLICATION

The development application was not subject to a pre-development application meeting with Northern Beaches Council.

3. SITE CHARACTERISTICS

Address:

Level 3, 1 Garigal Road, Belrose NSW 2085 (Lot 20 in Deposited Plan 1236268) ('the site')

The site contains a three-storey office building and associated warehouse used by Device Technologies. The building is located on the corner of Garigal Road and Niangala Close within the Belrose business park. The site contains a three-story office building, Warehouse A consisting of three levels and Warehouse B consisting of one level and a mezzanine floor.

Vehicular access is provided via Garigal Road to a car park on the eastern side of the site, with separate service vehicle access provided on Garigal Road to the warehouses to the west of the site.

3.1 Locality Maps



Source: SIX Maps 2021



Source: SIX Maps 2021

4. DEVELOPMENT HISTORY

The following development approvals were located in relation to the proposed development:

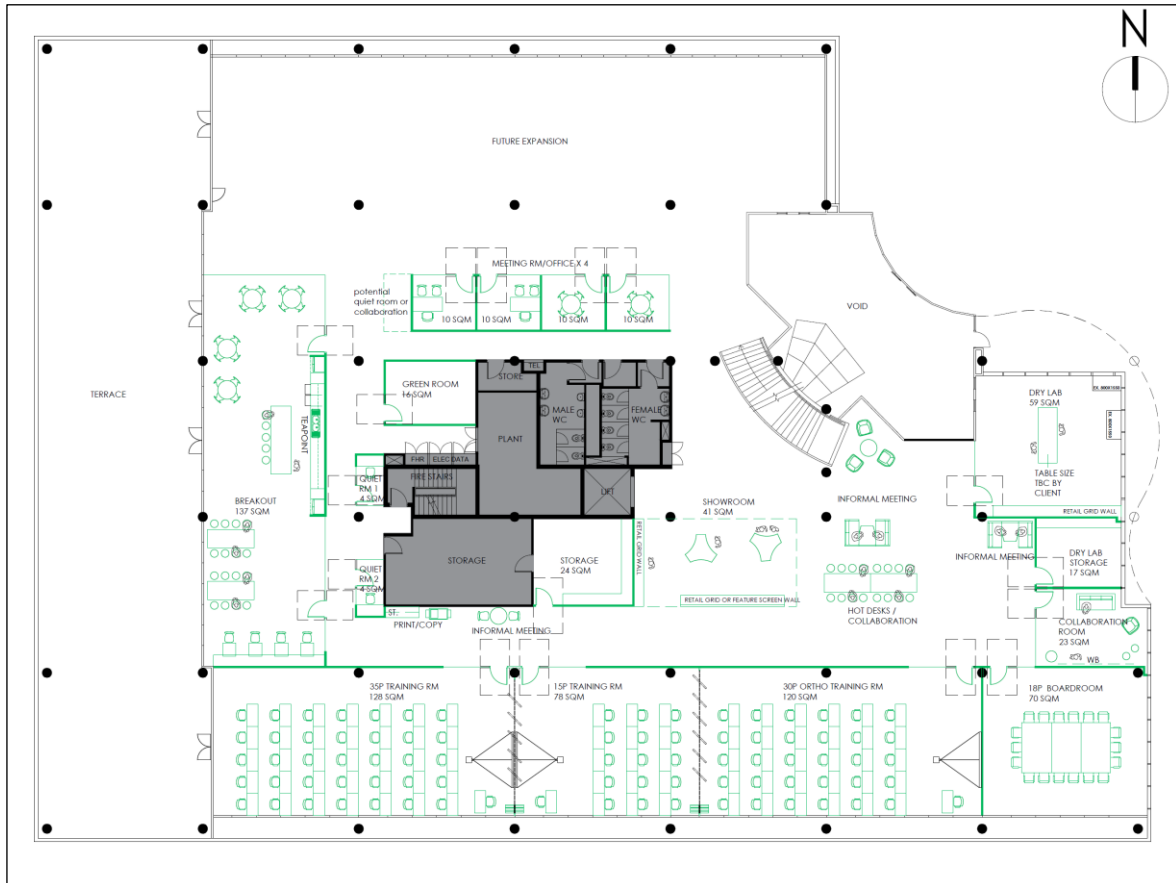
1 Garigal Road, Belrose (the site)

Development Application No.	Description	Determination
DA2013/1533	Internal fitout of an existing office and warehouse.	Approved: 3 February 2014

5. THE PROPOSAL

The proposed development relates to the internal fit out of Level 3 of the existing office building. The internal works will involve the creation of storage areas, a staff breakout space, meeting rooms, quiet spaces for staff and staff training rooms. These training rooms will be used by members of staff only to conduct training and information sessions related to the operation of the business and the medical products under development.

The development does not propose any alterations to the existing plant room, lift and sanitary facilities (shown in grey on the floor plan). An extract of the proposed floor plan is provided below.



Proposed Floor Plan. Source: Maxam + Co 2021

6. STATUTORY PLANNING REQUIREMENTS

The relevant statutory planning controls applicable to the proposed development are as follows:

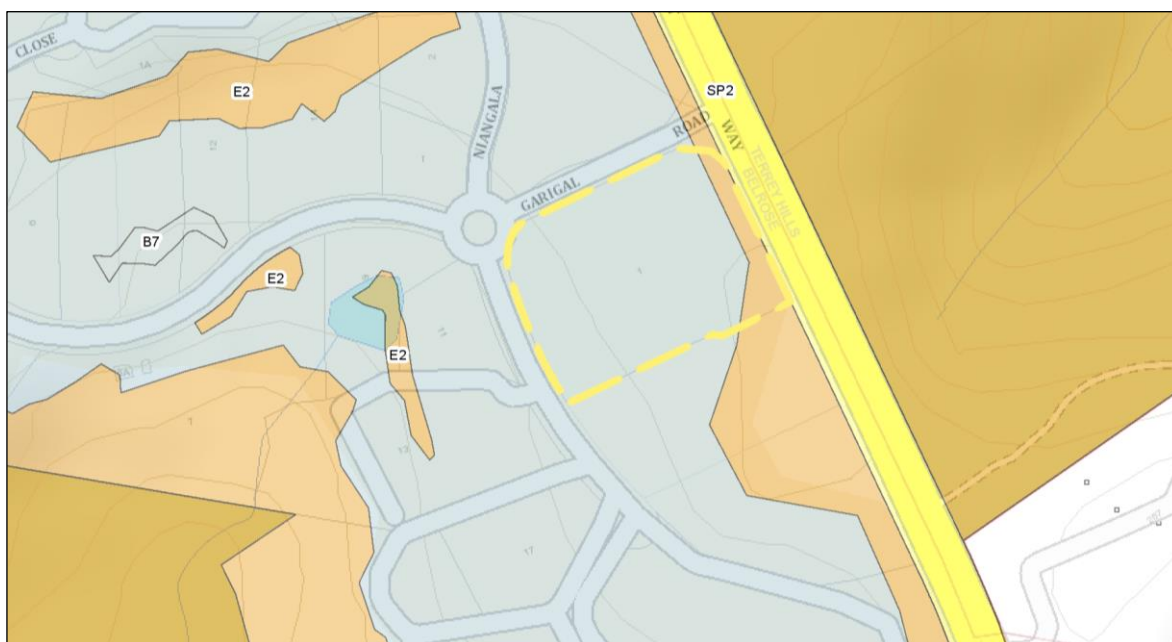
- *Environmental Planning and Assessment Act, 1979 (as amended);*
- Environmental Planning and Assessment Regulation 2000;
- Warringah Local Environmental Plan 2011 (Warringah LEP2011);
- Warringah Development Control Plan 2011 (Warringah DCP2011).

6.1 Warringah Local Environmental Plan 2011

Control	Site
Zoning	B7 Business Park E2 Environmental Conservation
Additional Permitted Uses	Area 3:
Minimum Lot Size	4,000sqm
Maximum Floor Space Ratio	Not applicable.
Maximum Building Height	11m
Landslide Risk	Area A – Slope <5 Area B – Flanking Slopes 5 to 25
Bushfire Prone Land	Vegetation Buffer

6.1.1 Zoning

The site is zoned B7 Business Park and E2 Environmental Conservation under Warringah Local Environmental Plan 2011 (Warringah LEP2011) as per the land use zoning map depicted below.



Source: NSW Planning Portal 2021

Zone B7 Business Park

1 Objectives of zone

- To provide a range of office and light industrial uses.
- To encourage employment opportunities.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To create business park employment environments of high visual quality that relate favourably in architectural and landscape treatment to neighbouring land uses and to the natural environment.
- To minimise conflict between land uses in the zone and adjoining zones and ensure the amenity of adjoining or nearby residential land uses.

2 Permitted without consent

Nil

3 Permitted with consent

Centre-based child care facilities; Garden centres; Hardware and building supplies; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Self-storage units; Take away food and drink premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Business premises; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Open cut mining; Places of public worship; Pond-based aquaculture; Port facilities; Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Restricted premises; Retail premises; Rural industries; Service stations; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste or resource management facilities; Water recreation structures; Wharf or boating facilities; Wholesale supplies

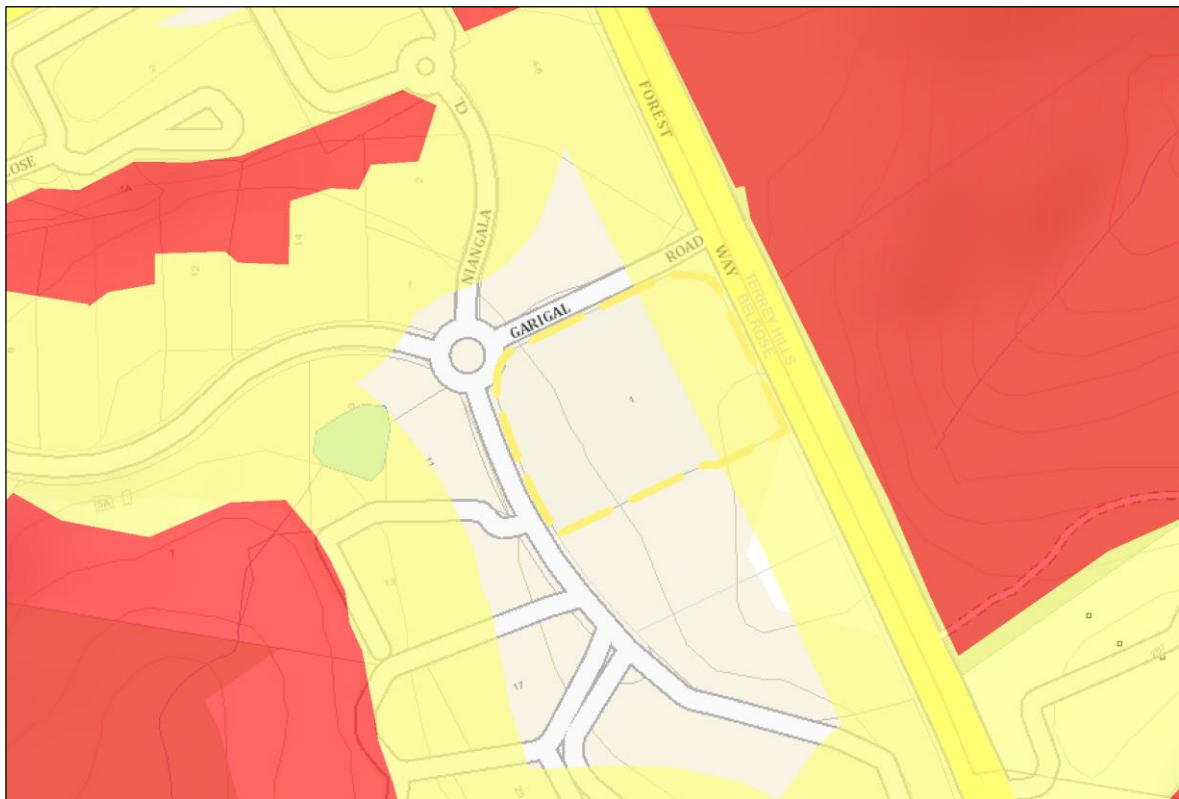
The site is zoned **B7 Business Park** and **E2 Environmental Conservation** under Warringah LEP2011. The development relates to the internal fit out of an existing office building. The existing building does not relate to the part of the site zoned E2 Environmental Conservation.

The premises is used as an office premises and warehouse as approved prior to 2014, and are permissible land uses with consent. The development does not propose any changes to the existing use of the premises and relates to an internal fit out of the office portion of the building. Office premises is defined as follows:

office premises means a building or place used for the purpose of administrative, clerical, technical, professional or similar activities that do not include dealing with members of the public at the building or place on a direct and regular basis, except where such dealing is a minor activity (by appointment) that is ancillary to the main purpose for which the building or place is used.

The development continues to meet the objectives of the zone by providing office uses that contribute to employment opportunities within the area. The development will not have an adverse impact on the visual quality of the area and will not contribute to any conflict between surrounding land uses.

6.1.2 Bushfire Prone Land



Source: Northern Beaches Council 2021

A portion of the site is identified as being **bushfire prone land – vegetation buffer** (as shown in yellow). The proposed development relates to the internal fit out of an existing office building. The development will not be impacted by bushfire prone land planning considerations.

6.2 Warringah Development Control Plan 2011

The Warringah Development Control Plan 2011 (Warringah DCP2011) Provisions are structured into two components: Objectives and Controls. The Objectives provide the framework for assessment under each requirement and outline key outcomes that a development is required to achieve. The Controls contain both quantitative and qualitative provisions. Any proposed variations from the controls may be considered only where the applicant successfully demonstrates that an alternative solution can result in a more desirable planning and urban design outcome.

Warringah DCP2011 has been thoroughly reviewed and it is submitted that there are no relevant clauses related to the proposed development for an internal fit out of an existing office building. The development does not result in an increase in parking provisions and there are no external works proposed that would adversely impact the natural vegetation, site coverage or contribute to excessive noise from the property.

7. SECTION 4.15 OF THE *ENVIRONMENTAL PLANNING AND ASSESMENT ACT 1979* - MATTERS OF CONSIDERATION

In assessing the Development Application, the consent authority is required to consider the relevant planning criteria in Section 4.15 (formerly Section 79C) of the *Environmental Planning and Assessment Act, 1979* (as amended). Section 4.15 is addressed as follows:

7.1 Statutory Policy and Compliance – S4.15(1)(a)

The relevant statutory planning policies have been assessed with respect to the State Environmental Planning Policies, Local Environmental Plans and Development Control Plans as addressed within Section 6 of this Statement of Environmental Effects.

The planning provisions relevant to the proposed development include the following:

- *Environmental Planning and Assessment Act, 1979 (as amended)*;
- Environmental Planning and Assessment Regulation 2000;
- Warringah Local Environmental Plan 2011;
- Warringah Development Control Plan 2011.

Refer to Section 6 within this Statement of Environmental Effects for a full assessment of the above planning policies.

7.2 The Natural Environment – S4.15(1)(b)

The proposed development involves the internal fit out of an existing office building. The site is identified as containing threatened and high species habitat, as a wildlife corridor, as containing native vegetation and part of the Creek Management Study 2004.

The proposed development does not involve any external works to the building. As such, the development will not have any adverse impacts on the natural environment or associated fauna, and will not result in a decrease in landscaped open space.

7.3 The Built Environment – S4.15(1)(b)

The development involves the internal fitout of an existing office building. The development will not result in any adverse impact on the built environment.

The development will have no impact on the following:

- Visual privacy.
- Solar access or overshadowing.
- Bulk and scale.
- Parking and traffic.
- Noise

7.3.1 Waste Management

No waste impacts. Development will not result in an increase in waste produced from the site. Waste from the office premises will primarily consist of paper waste and recycling.

All construction waste will be disposed of as per Council requirements and recycled where possible.

7.4 Social and Economic Impacts – S4.15(1)(b)

No adverse social and economic impacts. The proposed development will provide employment in the Belrose locality through Device Technologies and further employment will be provided through the construction period.

The development relates to Device Technologies, a company involved in the development of medical devices and prosthetics. The development includes training areas to teach existing employees about new medical innovations. The use of the premises will have a positive impact on the local community.

7.5 Suitability of the Site – S4.15(1)(c)

The site is zoned B7 Business Park under Warringah Local Environmental Plan 2011. The proposed development involves the internal fit out of an existing office building within the Belrose Business Park. The development does not involve a change of use and does not involve any external building works. The site will continue to provide adequate car parking and employment opportunities to the area. The site is suitable for the development.

7.6 Submissions made in accordance with the Act -S4.15(1)(d)

The subject Development Application will be notified in accordance with the requirements of Warringah Development Control Plan 2011. Submissions received from the adjoining neighbouring dwellings and the wider local community will be considered by the consent authority as part of the development application process in accordance with the *Environmental Planning and Assessment Act, 1979*.

7.7 The Public Interest – S4.15(1)(e)

The development relates to Device Technologies, an existing medical device company within the Belrose Business Park. The development will have no adverse impacts on neighbouring properties and will have a positive impact in the locality. The development is within the public interest.

8. CONCLUSION

The proposed development has been reviewed in accordance with the requirements of Part 4, with particular regard to Section 4.15 of the *Environmental Planning and Assessment Act 1979*. The proposed development involves the internal fit out of an existing office and warehouse building. The building works proposed relate to level 3 of the office building for Device Technologies at 1 Garigal Road, Belrose.

The proposed development is supported by a BCA Compliance Assessment Report prepared by Murrow Consulting. The report confirms that the development is able to be compliant with all relevant BCA controls and matters not fully addressed at this stage will be complied with at Construction Certificate stage.

The development will have no adverse impact on the natural and built environment and is supportable from a social, economic and planning perspective.

Subsequently, in considering the above, the proposed development involving internal works to an existing office premises at no. 1 Garigal Road, Belrose should be recommended for approval by Northern Beaches Council in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979* subject to conditions as deemed appropriate.